

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024

 Telephone:
 651-266-9090

 Facsimile:
 651-266-9099

 Web:
 www.stpaul.gov/dsi

December 19, 2007

FIRST AMERICAN REO SERVICING 717 17TH ST STE 200 DENVER CO 80202

Re: 688 4th St E File#: 07 213799 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

- 1. Install provide hand and guardrails on all stairways and steps as per attachment.
- 2. Install plinth blocks under posts in basement.
- 3. Tuck Point interior/exterior foundation.
- 4. Install floor covering in the bathroom and kitchen that is impervious to water.
- 5. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
- 6. Install tempered glass in window on stair landing to Code.
- 7. Install tempered glass in window over bathtub to Code.
- 8. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 9. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 10. Provide storms and screens complete and in good repair for all door and window openings.
- 11. Repair walls and ceilings throughout, as necessary.
- 12. Re-level structure as much as is practical.
- 13. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 14. Provide general clean-up of premise.
- 15. Provide smoke detectors as per the Minnesota State Building Code.
- 16. Repair soffit, fascia trim, etc. as necessary.
- 17. Provide proper drainage around house to direct water away from foundation on eastside of house.
- 18. Install downspouts and a complete gutter system if needed on eastside.
- 19. Provide general rehabilitation of storage shed.
- 20. Install returns on front handrail.

FIRST AMERICAN REO SERVICING

Re: 688 4th St E

Page 2

BUILDING

- 21. Repair front door or replace.
- 22. Install handrail on basement stairs full length of stairs with returns.
- 23. Install 20 minute fire rated door to basement first floor unit to have key only.
- 24. Insure 1 hour fire rating between units and between units and common areas.
- 25. Install screw down cover on water meter hole or cement over.
- 26. Install handrail full length of stairs to second floor to meet code.

ELECTRICAL

- 1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
- 2. Provide a complete circuit directory at service panel.
- 3. Verify that circuit breaker amperage matches wire size.
- 4. Properly strap cables and conduits in basement.
- 5. Ground bathroom light in second floor ceiling bathroom.
- 6. Install globe-type enclosed light fixture on all closet lights.
- 7. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
- 8. Check all 3-wire outlets for proper polarity and verify ground.
- 9. Remove any 3-wire ungrounded outlets, and replace with 2-wire, or ground 3-wire to code.
- 10. Install hard-wired, battery backup smoke detector, as specified in Bulletin 80-1, and other smoke detectors as required by the IRC.
- 11. Basement rerun open raceway to electrical box.
- 12. Second floor hall re-install light on an electrical box.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

- 1. The water heater has no gas shutoff or gas piping incorrect.
- 2. The water heater gas venting is incorrect.
- 3. The water heater piping is incorrect.
- 4. The water heater is not fired or in service.
- 5. The water meter in pit; meter removed.
- 6. The range gas shutoff, connector or piping is incorrect.
- 7. The basement soil and waste piping has improper pipe supports.
- 8. The soil and waste piping has improper connections, transitions, fitting or pipe usage.
- 9. Provide laundry tub.
- 10. The first floor lavatory and kitchen sink waste is incorrect.

FIRST AMERICAN REO SERVICING

Re: 688 4th St E

Page 3

PLUMBING

- 11. The water closet first and second floor reset to code.
- 12. The bathtub faucet is broken or missing.
- 13. The second floor lavatory waste incorrect and unvented.
- 14. Provide access to trap in second floor bathtub.
- 15. Provide freeze protection to H2O for kitchen sink.

HEATING

- 1. Install approved lever handle manual gas shutoff valve on furnace for both units.
- 2. Clean and Orsat furnace/wall burner. Check all controls for proper operation. Check furnace heat exchanger for leaks and provide documentation from a licensed contractor that the heating unit is safe for both units.
- 3. Replace furnace flue venting and provide proper pitch for gas appliance venting for both units.
- 4. Connect furnace and water heater venting into chimney liner for both units.
- 5. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
- 6. Vent clothes dryer to code.
- 7. Provide adequate combustion air and support to code.
- 8. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
- 9. Repair and/or replace heating registers as necessary.
- 10. Provide heat in every habitable room and bathrooms.
- 11. Repair/replace thermostat for first floor.

ZONING

1. This house was inspected as a duplex.

NOTES

**See attachment for permit requirements and appeals procedure.

Provide plans and specifications for any portion of the building that is to be rebuilt.

This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

FIRST AMERICAN REO SERVICING

Re: 688 4th St E

Page4

NOTES

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected and be in compliance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34), and all required permits must receive final approval.

**VACANT BUILDING REGISTRATION FEES MUST BE PAID AT
NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR
PERMITS TO BE ISSUED ON THIS PROPERTY**. For further information call, NHPI at
651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger Code Compliance Officer

JLS:ml

Attachments